



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		LAKEHILL AVE, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	43
Owner 1:	STRATAKIS MICHAEL E				
Owner 2:					
Owner 3:					
Street 1:	43 LAKEHILL AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo
 with a Condo Conv Building built about 1910, having primarily
 Asbestos Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0
 3/4 Bath, 0 Half Bath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO		Total:		SpI Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	417,800	3,300		421,100		147111
							GIS Ref
							GIS Ref
Total Card	0.000	417,800	3,300		421,100	Entered Lot Size	
Total Parcel	0.000	417,800	3,300		421,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		412.84	/Parcel: 412.8	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	007.A-0001-0043.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	411,700	3300	.		415,000	415,000	Year End Roll	12/18/2019
2019	102	FV	425,600	3300	.		428,900	428,900	Year End Roll	1/3/2019
2018	102	FV	376,700	3300	.		380,000	380,000	Year End Roll	12/20/2017
2017	102	FV	343,700	3300	.		347,000	347,000	Year End Roll	1/3/2017
2016	102	FV	343,700	3300	.		347,000	347,000	Year End	1/4/2016
2015	102	FV	317,800	3300	.		321,100	321,100	Year End Roll	12/11/2014
2014	102	FV	303,400	3300	.		306,700	306,700	Year End Roll	12/16/2013
2013	102	FV	303,400	3300	.		306,700	306,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

!741!	
PRINT	
Date	Time
12/10/20	16:28:0
LAST REV	
Date	Time
07/26/18	09:56:4
danam	
741	

USER DEFINED

	Prior Id # 1:	147111
	Prior Id # 2:	
	Prior Id # 3:	
9	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1910	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	s: 5	BR	s: 2	Bath	s: 1	HB					

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	71 - 7029

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.94040596
Adj \$ / SQ:	374.517
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.15999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513308
Depreciation:	95475
Depreciated Total:	417833

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	434.44	
Special Features:	0	Val/Su Net:	409.61	
Final Total:	417800	Val/Su SzAd	409.61	

MOBILE HOME Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.A-0001-0043.0

[illegible]

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,020	374.520	382,00	
Net Sketched Area:		1,020	Total:	382,00	
Size Ad	1020	Gross Are	1020	FinArea	1020

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

